

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

February 5, 2007

PRESENT: Tom Cowan, Chairman
Terry Janicz
Don Hoefler
John Potera
Andy Kelkenberg
Christine Falkowski, Recording Clerk
John Good, Code Enforcement Officer
ABSENT: John Olaf
Rick Meahl

The Planning Board meeting was called to order by Tom Cowan at 7:30PM.

Work Session

- Tonight's agenda items were discussed.
- Christine received a call from Jan Schaefer at Buck's Motorsports who is looking to purchase Jack Hayes Olds-Pontiac for the operation of Buck's. He will only buy it if outdoor storage/display of tractors is allowed. Christine will invite him to attend a preapplication conference on February 19th.

Minutes Review

Andy motioned to approve the minutes of January 15, 2007 as amended, seconded by Terry:

Tom Cowan	-Aye
Terry Janicz	-Aye
Andy Kelkenberg	-Aye
Don Hoefler	-Aye
John Potera	-Aye

Preapplication – Rezoning of Scotland & Indian Falls Road

Peter Henley and Douglas Klotzbach attended. Village of Akron Planning Board members – Kathy Capan, Brian Perry and Danny Kowalik also attended.

John Good reported that Mr. Henley's colored map depicting existing zoning of this property is incorrect. A local law was passed in 2001 changing:

- Rattles to Reading 3.92-acre parcel to RC
- Crosswinds runway area 10.51-acre to I-1
- Northeast Caissons building parcel to I-1
- 8.5 acre parcel to I-2.

In 2002 a local law was passed to rezone the remaining 51-acre parcel to I-1. These changes need to be made on the V-4 assessment software. Consequently, the only rezoning desired by Mr. Henley is to rezone a section at the northwest corner of Scotland to R-3 to allow for multi-family housing. He will revise his request (update colored map and new Letter of Intent) and submit a site plan concept for the next Planning Board meeting.

Site Plan Application/Special Use Permit

Used Auto Sales – Tom Blair

No representative attended. A revised site plan was submitted on 1/25/07 and reviewed. The customer parking has been extended to the east for three spots parallel to the road. Nine display parking spots are shown parked in one row to the rear of the lot, although dimensions of each spot are not shown. Also, the striping for the ninth lot must be omitted, as this would infringe upon the customer parking. A sign rendering was not provided, however, sketched on the plan is a spot lit, landscaped sign made of thin sheet metal with blue background and white letters. The two concrete posts requested by Newstead Fire Co. are depicted 4' from the hydrant. Also, a drainage plan with elevations and contours was provided showing a natural swale to the northwest. Wendel provided a conditional approval memo dated February 5, 2007 with the following condition: "Any future subdivision of land or development on the site will require a review of a revised grading and drainage plan by our office". John P. does not want to approve a business without a building, nor does he feel there is enough turnaround space. Don feels that vehicles displayed diagonally at the rear would be best, and feels generally that this plan will not have the ability to operate as depicted. Tom made a motion to recommend approval to the Town Board with the above condition, seconded by Andy:

Tom Cowan	-Aye	Don Hoefler - Nay
Terry Janicz	-Aye	John Potera - Nay
Andy Kelkenberg	-Aye	

A memo will be sent to the Town Board recommending this project be approved for site plan and special use permit.

Preapplication – 11-Lot Major Subdivision – Hiller & Billo Roads

LF One, LLC

Bob Runge, RJR Engineering, attended the meeting on behalf of the applicant. The 11-lot application has been revised to 10 lots, since Harold Frey has purchased and plans to merge the 5-acre lot adjacent to his. No roads are proposed; each building lot will have road frontage on Billo or Hiller. A deed agreement is being prepared for use and maintenance of the pond for multiple property owners. The property is in water district #10 phase 2, which has a 1,200' gap with no public water available on Hiller. In a few weeks, the project will go out to bid. At that time we will know if there are enough funds available to close the gap. If so, the lateral restriction policy will apply to homes not constructed when the water line is installed. Bob stated that the dashed circles on the plan indicate a 100' buffer at the septic system so as not to influence a well. The gravel road/track is existing only, with no intent for public use. Bob will prepare written response to Wendel's February 1st memo, along with the pond agreement for the next meeting.

4-Lot Minor Subdivision – Cummings Road – Joe Frey

3-Lot Minor Subdivision - Main & Cummings Road – Joe Frey

Clayt Ertel and Douglas Klotzbach attended. Joe Frey purchased two parcels. He plans to change the lot lines, ending up with two different sized parcels, but has not done so as yet. Tom stated that even though we understand the intent, these applications are premature. Also, the Town Board has expressed their strong recommendation that this be a MAJOR subdivision application.

Tom stated there is a problem with drainage in this area already with Leisurewood and ADESA. Water flows east to west here, and development may affect drainage further. Douglas will contact Wendel Duchscherer regarding development of a retention pond.

Douglas would like to rescind the Main & Cummings application, and revise the Cummings application (larger parcel) to three lots and resubmit it. Cash flow from the sale of these lots would enable the applicant to then submit a major subdivision application including some commercial items. Tom stated he will discuss this with Nathan Neill.

Subdivision – revision of Town Code

The Town has engaged Wendel Duchscherer to update our subdivision regulations. A representative will attend our agenda meeting on Thursday, February 15th at 8:30AM to address this project.

John Potera made a motion to adjourn the meeting at 9:45PM, seconded by Don and all approved.

Respectfully submitted,

Christine Falkowski
Recording Clerk